

052.0

0001

0007.C

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

385,400 / 385,400

USE VALUE:

385,400 / 385,400

ASSESSED:

385,400 / 385,400

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 12 | | WILLOW CT, ARLINGTON |

OWNERSHIP

Unit #: A

| | |
|---------------------|--|
| Owner 1: LIU HE | |
| Owner 2: YAN WENJUN | |
| Owner 3: | |

Street 1: 12A WILLOW CT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ZERN MARK W -

Owner 2: C/O ANWAY & CO. -

Street 1: 12A WILLOW COURT

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | B3 | VILLAGE B | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7100 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|-------------------------|--|-----------|----------------|---------------------------------------|----------------|-------------|-------------------|--|-----------|
| 102 | | 0.000 | 385,400 | | | 385,400 | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Total Card | | 0.000 | 385,400 | | | 385,400 | Entered Lot Size | | |
| Total Parcel | | 0.000 | 385,400 | | | 385,400 | Total Land: | | |
| Source: Market Adj Cost | | | | Total Value per SQ unit /Card: 415.30 | /Parcel: 415.3 | | Land Unit Type: | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 346,600 | 0 | . | . | 346,600 | 346,600 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 357,000 | 0 | . | . | 357,000 | 357,000 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 316,200 | 0 | . | . | 316,200 | 316,200 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 288,600 | 0 | . | . | 288,600 | 288,600 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 288,600 | 0 | . | . | 288,600 | 288,600 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 267,000 | 0 | . | . | 267,000 | 267,000 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 255,100 | 0 | . | . | 255,100 | 255,100 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 255,100 | 0 | . | . | 255,100 | 255,100 | | 12/13/2012 |

SALES INFORMATION

| Grantor | | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|--|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| ZERN MARK W, | | 72584-76 | 2 | 5/10/2019 | | 445,000 | No | No | | |
| SYMANCK KATHERI | | 27933-396 | | 12/18/1997 | | 119,900 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|----------|--------|----------|--------|-----|------------|----------|------------|---------|
| 2/4/2005 | 70 | Redo Bat | 18,000 | | | G6 | GR FY06 | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 3/8/2016 | Measured | PT | Paul T |
| 9/14/2005 | Info Fm Prmt | BR | B Rossignol |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

| | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|---------|---------------------------|-------------------|----------|---|---------------------------------|---------------------|----------------------|-----|--------|------------------------------------|------|-------|------------|------------|--------------|--|
| EXTERIOR INFORMATION | | | BATH FEATURES | | | COMMENTS | | | SKETCH | | | | | | | | | |
| Type: 99 - Condo Conv | | | Full Bath: 1 | Rating: Very Good | | CONDO CONVERSION 1994, Building Number 1. | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | A Bath: | Rating: | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | A 3QBth: | Rating: | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | |
| Prime Wall: 2 - Clapboard | | | A HBth: | Rating: | | | | | | | | | | | | | | |
| Sec Wall: 3 - Aluminum | 10 % | | OthrFix: | Rating: | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | OTHER FEATURES | | | RESIDENTIAL GRID | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | Kits: 1 | Rating: Good | | 1st Res Grid | Desc: Line 1 | # Units: 1 | | | | | | | | | | |
| Color: RED | | | A Kits: | Rating: | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | |
| View / Desir: N - NONE | | | Frl: | Rating: | | Other | | | | | | | | | | | | |
| GENERAL INFORMATION | | | WSFlue: | Rating: | | Upper | | | | | | | | | | | | |
| Grade: C - Average | | | CONDOS INFORMATION | | | Lvl 2 | | | | | | | | | | | | |
| Year Blt: 1890 | Eff Yr Blt: | | Location: | | | Lvl 1 | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | Total Units: | | | Lower | | | | | | | | | | | | |
| Jurisdct: G6 | | Fact: . | Floor: 1 - 1st Floor | | | Totals | RMs: 4 | BRs: 1 | Baths: 1 | HB | | | | | | | | |
| Const Mod: | | | % Own: 21.00000000 | | | REMODELING | | | RES BREAKDOWN | | | | | | | | | |
| Lump Sum Adj: | | | Name: 142 - 7100 | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | |
| INTERIOR INFORMATION | | | DEPRECIATION | | | Interior: | 1 | 4 | 1 | 1 | | | | | | | | |
| Avg Ht/FL: STD | | | Phys Cond: GV - Good-VG | 10. % | | Additions: | | | | | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | Functional: | | | Kitchen: | | | | | | | | | | | | |
| Sec Int Wall: | | % | Economic: | | | Baths: 2005 | | | | | | | | | | | | |
| Partition: T - Typical | | | Special: | | | Plumbing: | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | Override: | | | Electric: | | | | | | | | | | | | |
| Sec Floors: | | % | Total: | 10.8 % | | Heating: | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | CALC SUMMARY | | | General: | | | | | | | | | | | | |
| Subfloor: | | | Basic \$ / SQ: 295.00 | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | Size Adj.: 1.35000002 | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | Const Adj.: 0.99989998 | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | Adj \$ / SQ: 398.210 | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | Other Features: 62500 | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | NBHD Mod: | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | LUC Factor: 1.00 | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | Adj Total: 432039 | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | Depreciation: 46660 | | | | Juris. Factor: 1.00 | Before Depr: 398.21 | | | | | | | | | | |
| | | | Deprecated Total: 385379 | | | | Special Features: 0 | Val/Su Net: 415.30 | | | | | | | | | | |
| | | | | | | | Final Total: 385400 | Val/Su SzAd: 415.30 | | | | | | | | | | |
| MOBILE HOME | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | PARCEL ID 052.0-0001-0007.C | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| More: N | Total Yard Items: | | | | | | | | | | | Total Special Features: | | | | Total: | | |